



CITY OF BOSTON

THE ENVIRONMENT DEPARTMENT

Boston City Hall, Room 805 • Boston, MA 02201 • 617/635-3850 • FAX: 617/635-3435

The BACK BAY ARCHITECTURAL COMMISSION will hold a public hearing:

DATE: Wednesday, 10 April 2013
TIME: 4:30 P.M. **VIOLATIONS HEARING**
5:00 P.M. **DESIGN REVIEW HEARING**

PLACE: Room 900 (BRA Board Room), ninth floor, Boston City Hall

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for public inspection during business hours at the offices of the Environment Department. Applicants or their representatives are advised to attend, unless indicated below. Sign language interpreters are available upon request.

COMMISSION SITE VISITS ARE RECOMMENDED FOR ALL APPLICATIONS

4:30 P.M. **VIOLATIONS HEARING**
5:00 P.M. **DESIGN REVIEW HEARING**

I. Commercial Applications, Continued:

Application 13.337 699 Boylston Street (*previously postponed pending the outcome of zoning review*)
Applicant: CPT One Exeter Plaza LLC (owner): Redesign storefronts, lobby entrance, replace sidewalk paving mat'ls, etc.

II. Commercial Applications, New:

5:30 P.M.
Application 13.835 114 Newbury Street
Applicant: Ready Awning Co. (contractor): Install pink canvas awning at parlor floor of projecting storefront bay
5:45 P.M.
Application 13.831 303-305 Newbury Street
Applicant: Viewpoint Sign & Awning (contractor): Install signage exceeding dimensions of building features

III. Residential Applications, Continued: (None)

IV. Residential Applications, New:

6:00 P.M.
Application 13.840 476 Beacon Street
Applicant: Grassi Design Group (arch'ts): Construct rear garage, roof deck; replace headhouse; modify rear fenestration, etc.
6:15 P.M.
Application 13.843 315 Dartmouth Street
Applicant: Eugene F. Kelly (atty.): Construct deck on low roof, install ornamental cresting at high roofs
6:30 P.M.
Application 13.824 275 Marlborough Street
Applicant: 275 Marlborough Street LLC (developer): Introduce rear-elevation garage bay, construct roof deck, etc.
6:45 P.M.
Application 13.825 294 Marlborough Street
Applicant: Young Lee (owner): Construct rooftop addition, deck, etc.
7:00 P.M.
Application 13.839 340 Marlborough Street
Applicant: Adams & Beasley (contractors): Construct roof deck
7:15 P.M.
Application 13.842 363 Marlborough Street
Applicant: S&H Construction (contractors): Demolish basement greenhouse addition; expand oriel to grade, modifying its fenestration and detailing

7:30 P.M.

Application 13.841 431 Marlborough Street

Applicant: 431 Marlborough Street LLC (owners): Remove rear stair tower, construct 2-story ell; modify rear fenestration, install balconies; introduce front basement window wells; install rooftop mech. equip't, etc.

V. Administrative Review / Approval: *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to the staff pending ratification at its monthly public hearing. Having been identified as meeting these eligibility criteria, the following applications will be approved at this hearing:*

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, please present a copy of this agenda at the Inspectional Services Department (1010 Massachusetts Avenue) when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the Environment Department. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

PLEASE NOTE THAT NO FURTHER CORRESPONDENCE WILL BE ISSUED for the applications listed below: the electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please consult the staff at the telephone number above, or at william.young@cityofboston.gov. Thank you.

Application 13.817	<u>182 Beacon Street</u> : Replace 4 units of window sash
Application 13.818	<u>190 Beacon Street</u> : Replace flat roofing mat'ls, rebuild roof deck, reinstall mech. equip't
Application 13.838	<u>501 Boylston Street</u> : Install window graphics, face-lit and reverse-channel (halo-lit) signage
Application 13.844	<u>10 Charlesgate East</u> : Replace 10 units of window sash/transoms
Application 13.829	<u>54 Commonwealth Avenue</u> : Replace 2 rear-elevation lighting fixtures
Application 13.819	<u>55 Commonwealth Avenue</u> : Replace front-yard tree; transpose rear window/door openings, etc.
Application 13.820	<u>238 Commonwealth Avenue</u> : Replace 3 units of window sash
Application 13.821	<u>238 Commonwealth Avenue</u> : Replace 6 units of window sash
Application 13.822	<u>333 Commonwealth Avenue</u> : Replace 2 units of window sash
Application 13.823	<u>390 Commonwealth Avenue</u> : Replace flat roofing mat'ls
Application 13.826	<u>30 Fairfield Street</u> : Repair/repoint masonry
Application 13.834	<u>67 Newbury Street</u> [Church of the Covenant]: Selectively replace front-yard plant mat'ls
Application 13.827	<u>118 Newbury Street</u> : Replace signage to reflect altered brand identity
Application 13.828	<u>170 Newbury Street</u> : Install awnings/signage
Application 13.830	<u>265 Newbury Street</u> : Replace 34 units of window sash
Application 13.833	<u>331 Newbury Street</u> : Repoint rear-elevation masonry, replace flat roofing mat'l, repair copper gutter
Application 13.832	<u>375 Newbury Street</u> : Install temporary marketing signage on construction scaffolding

PROJECTED ADJOURNMENT: 8:00 P.M.

DATE POSTED: 28 March 2013

(After 5:30 P.M., enter City Hall through Dock Square entrance on Congress Street [across from Faneuil Hall].)

Back Bay Architectural Commission

Anthony Casendino (*Chair*), Kathleen Connor (*Vice-Chair*);

John Christiansen, Iphigenia Demetriades, Patti Quinn, Patrick Sarkis, Cedric Tonello, Alfred Wojciechowski, *One vacancy*;

Alternates: Jane R. Moss, Sharon Steinberg, Kenneth Tutunjian, *Two vacancies*

cc: Applicants/Property Owners
City Clerk
Law Department

Mayor
Office for Persons with Disabilities
Architectural Access Board

Commissioners
Boston Courant; Back Bay Sun
Abutters (design review;
from most recent tax lists)